

RECOMMENDED FINDINGS
2015-7756
803-833 W. El Camino Real

California Environmental Quality Act (CEQA)

In order to adopt the Mitigated Negative Declaration, the City Council must make the following findings per CEQA Guidelines Section 15074:

1. The Mitigated Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Planning Commission has read and considered the Mitigated Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
3. The Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.

Recommended Findings - Special Development Permit

In order to approve the Special Development Permit, the Planning Commission must make one of the following two findings:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

This finding can be made for the project as conditioned. The project will enhance the character of the site, surrounding neighborhood, and community through the addition the new mixed use project and expanded hotel use. Compliance with adopted General Plan goals and policies, Precise Plan for El Camino Real. Mixed Use Toolkit Guidelines is discussed below.

Policy LT-2.1 Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

Policy LT-4.2 Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

Policy LT 4.13 Promote an attractive and functional commercial environment.

Policy LT-4.13b Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character.

Policy LT-4.13c Provide opportunities for, and encourage neighborhood-serving commercial services in, each residential neighborhood.

Policy LT-5.9 Appropriate accommodations for motor vehicles, bicycles, and pedestrians shall be determined for City streets to increase the use of bicycles for transportation and to enhance the safety and efficiency of the overall street network for bicyclists, pedestrians, and motor vehicles.

Policy LT-5.11 The City should consider enhancing standards for pedestrian facilities.

Policy CC-3.2 Ensure site design is compatible with the natural and surrounding built environment.

Policy HE-1.1 Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development and live-work housing.

Precise Plan for El Camino Real: The following are key goals and policies from the Precise Plan for El Camino real which pertain to the proposed project:

3.2.4 To create a series of quality places which are valued by the people of Sunnyvale as attractive, functional and comfortable destinations.

3.2.5 To ensure that properties are developed and operated in such a manner as to minimize their negative impacts upon adjacent residential areas.

3.2.7 To require quality site design, architecture and landscaping which incorporate sustainable design principles.

3.2.8 To encourage development which supports the use of public transit.

Mixed-use Toolkit Guidelines: The following guidelines address the siting and area-wide consideration for mixed-use developments in Sunnyvale.

Site Selection

SS-1 A mixed-use project site should be close to transit stops, such as Caltrain and VTA light rail, be compatible with surrounding uses, maintain the look and feel of the existing neighborhood, and protect existing use patterns that are consistent with the City's General Plan.

Consistency with Surrounding Area

SA-1 Encourage development which is sensitive to the character and scale of surrounding development, with particular attention to transition areas in which different uses may have coexisted for years or even decades.

SA-3 Any project site planning must consider the internal organization of a development project and the external relationship with the public right-of-way and other projects.

SA-4 Coordination between multiple sites can help to develop or maintain a consistent community character. New projects need to consider adjacent sites to identify potential opportunities for the coordination of building programs, site amenities and functional operations.

Building Design and Orientation

SP-1.1 Site buildings adjacent to the street, maximizing building frontage along primary streets (boulevards, local streets and pedestrian retail streets).

SP-1.2 Activate the street and sidewalk by providing active ground floor uses, locating building entries and windows in appropriate locations, and providing pedestrian-scaled elements.

SP-3.1 Densities, intensities and building heights should step down where developments abut low-density residential properties.

SP-4.2 Consider existing adjacent land uses during site planning to locate compatible uses next to each other.

Building Massing and Articulation

BMA-3 Define and add variations in the roofline with architectural elements such as fascias, eaves and gables

Building Design and Architecture

BD-1.4 Corner buildings should have a strong tie to the front setback lines of each street.

BD-1.5 Angled building corners or open plazas are encouraged at corner locations.

BD-1.7 Provide a high percentage of windows on the ground-floor façades of commercial buildings to facilitate greater visual transparency.

BD-2.2 A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and use of canopies and awnings.

BD-2.3 Use quality building materials and colors and help establish a human scale while providing visual interest.

Conclusion

Staff finds that the proposed mixed use development and expanded hotel is consistent with the commercial zoning of the property and surrounding uses. At an overall density of approximately 18.3 units per acre, the project meets what would be recommended for a medium density residential zoning district (R-3); however, it is designed to be more compatible lower density single family residential immediately north of the project site. Increased public sidewalk width with buffer landscaping and will improve the overall pedestrian experience along each street frontage especially along

El Camino Real. Through the use of high quality architectural design, the new building will improve the condition of the site, while being compatible with surrounding commercial development.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties:

Conclusion

The project enhances an underutilized site with appropriate scale redevelopment that is compatible to El Camino Real and surrounding uses. The project is designed with improved site design and architecture over current conditions. Staff finds that the scale of commercial and residential uses is appropriately located and designed for this site. Additional public sidewalk and landscaping improvements along each street frontage will further enhance the visual aesthetics of the site to the surrounding area. The development meets most development standards with Conditions of Approval that ensure that further improvements to the overall design.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

Staff was not able to make any of the following findings and recommends approval of the Tentative Map.